

**Military Installation Remediation and  
Infrastructure Authority (“MIRIA”)  
Board Meeting Minutes  
September 1, 2023**

In attendance:

BOARD:

Todd Stephens, Chair  
W. William Whiteside, Vice Chair (attend virtually)  
Thomas Panzer, Secretary  
Theresa Harmon, Treasurer (absent)  
Tara Conner-Hallston  
Scott DeRosa (virtually)  
Gregory Nesbitt (absent)

STAFF:

Larry Burns, Executive Director  
William Gildea-Walker, Deputy Director  
Mary Eberle, Esq., Solicitor (virtually)

Mr. Stephens opened the meeting with a Pledge of Allegiance at 9:00 am in the Horsham Township Municipal Building at 1025 Horsham Road.

Mr. Stephens noted that a MIRIA Board Executive Session was held prior to this meeting to discuss real estate matters.

Mr. Stephens asked if there were any question or comments from the public. There were none.

Mr. Stephens asked for the will of the board regarding the August 4, 2023 meeting minutes. Ms. Conner-Hallston motioned to approve the minutes to the August 4, 2023 board meeting. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the next agenda item was for the Executive Directors report. Mr. Burns confirmed that compliance season for MIRIA Zone businesses and parcel owners closed on September 1<sup>st</sup> at midnight and that Deana Zosky, staff and some board members made a push in the last 2 weeks in an attempt to maximize our compliance. Mr. Burns noted that later on the agenda was an authorization to solicit the bid for the West Moreland Avenue intersection improvement project and that he was pleased with the progress our engineers have made to get it to this juncture. Formal PennDOT approval of the project is expected in the coming weeks and prior to the award of the project. Mr. Burns confirmed that the Office Parks shuttle bus was scheduled to start on September 5<sup>th</sup>. He concluded his comments and asked if there were any questions? Mr. Stephens noted how good the 986 Easton Road parcel looked now that it was seeded. He asked if MIRIAS had and plans regarding 100 Easton Road? Mr. Burns confirmed that there are no MIRIA projects or aspirations regarding 100 Easton Road as any remaining MIRIA infrastructure project monies totals only about \$1.3 million and the West Moreland project is

expected to cost in the area of \$1.7 to \$2 million. As the board is aware, Horsham Township with the help of a MIRIA Grant has undertaken preliminary engineering for Blair Mill Road Widening, Phase 3, and the 100 Easton Road property is expected to be incorporated into the overall project. Whether MIRIA or Horsham Township will undertake the demolition and redevelopment of the parcel has not been contemplated at this time, and will be decided in the future based on available funding opportunities. Ms. Conner-Hallston noted that she had been in touch with Mr. Burns as she had received constituent calls regarding dangling and unsightly wiring at the 100 Easton Road property. Mr. Burns acknowledge the conversation and wasn't sure if outdoor lighting was removed by 3<sup>rd</sup> parties or if a recent storm had led to the situation. He agreed that the township's public works department could address the wiring issue.

Mr. Stephens asked for the will of the board regarding the approval of the September 1, 2023 list of checks. Mr. Whiteside motioned to approve the September 1, 2023 list of checks to be paid from the MIRIA Operating Account in the amount of \$877,845.26 to fund MIRIA operating expenses, MIRIA project costs and to fund a total of 6 MIRIA grant disbursement requests for the Horsham Water & Sewer Authority and for Horsham Township. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens confirmed the next item of business was review and submission of MIRIA Quick Response Grants. He noted that annually around this time, we consider applications from water providers and municipalities for Quick Response Grants so that they may continue to move forward on many of their projects. The first of which was for Ambler Borough, and he invited Mr. Burns to speak to their application. Mr. Burns confirmed that Ambler Borough has applied for a MIRIA grant of \$3,525,000 and posted local effort of \$784,000. in support of total project costs of more than \$4.3 million. The projects included design and construction of a PFAS remedial system for wells 2, 6 and 7, costs related to the design, construction and other costs related to a PFAS remedial system for well 14, costs related to the design, construction and other costs related to a PFAS remedial system for well 4, and to fund carbon change-out and testing costs. Mr. Stephens asked for a motion. Mr. DeRosa motioned to approve a MIRIA Quick Response Grant to Ambler Borough in the amount of \$784,000.00. Mr. Panzer seconded. All were in favor and the motion passed unanimously.

Mr. Stephens invited Mr. Burns to discuss the second application, to Horsham Township. Mr. Burns confirmed that Horsham Township had posted local effort of \$1.5 million and made application for a MIRIA Grant of \$7.5 million on total projects with costs estimated to exceed \$9 million. A Quick Response Grant of \$1.5 million has been requested. Horsham has requested support on a number of infrastructure projects intended to aid in redevelopment of the former NAS-JRB Willow Grove property, including funding for the Horsham Road and Limekiln Pike intersection improvement project, design and engineering costs related to the Norristown Road extension from Horsham Road to Maple Avenue at Easton Road, landscape architect costs related to designs and costs to improve 100 Easton Road and 259 Dresher Road, the cost of a site selector consultant who might aid in bringing business to former base properties and to Horsham

Township, the cost of acquisition of properties for roads and other infrastructure projects in aid of the base redevelopment, and the funding of an economic development incentive plan, yet to be devised. Mr. Stephens asked for a motion and Mr. Panzer motioned to approve a MIRIA Quick Response Grant to Horsham Township in the amount of \$1.5 million. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

The next grant under consideration was for the Horsham Water & Sewer Authority. Mr. Burns confirmed their first submission posted local effort of \$22,858.00 and requested a MIRIA Grant of \$111,600 on project costs of \$134,458. Proposed projects to be funded were a Water & Sewer Needs Evaluation to serve the NAS-JRB Willow Grove redevelopment, and to fund a portion of the utility relocation costs associated with the Blair Mill Road Widening Project, Phase 2 in support of the base redevelopment efforts. The Quick Response Grant requested was for \$22,858.00. Mr. Stephens asked for the will of the board and Mr. DeRosa motioned to approve a MIRIA Quick Response Grant to Horsham Water & Sewer Authority in the amount of \$22,858.00. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Horsham Water & Sewer Authority has submitted a second grant application in the 2023 cycle, posting \$122,648.00 in local effort, seeking a MIRIA Grant of \$598,809.00 in support of project costs of \$721,457.00. Proposed project costs are for 2023 remedial system operation and maintenance costs, to fund a treatment feasibility analysis on township wells, and to fund a portion of the utility relocation costs of the Blair Mill Road Widening project, Phase 2 in support of the base redevelopment efforts. The MIRIA Quick Response Grant requested is \$122,648.00. Mr. DeRosa motioned to approve a MIRIA Quick Response Grant to Horsham Water & Sewer Authority in the amount of \$122,648.00. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens invited Mr. Burns to discuss the next application, to North Wales Water Authority. Mr. Burns confirmed that North Wales Water Authority had posted local effort of \$981,000.00 and made application for a MIRIA Grant of \$3.924 million on total projects with costs estimated at \$4.905 million. Projects include the design and installation of a PFAS remedial system on Upper Dublin Township Well2 #31 & #34, to fund additional water testing, the installation of water mains and to fund house connections for those with PFAS contaminated private wells and maintenance costs related to Warrington wells #5, #8 and #11. The MIRIA Quick Response Grant request is for \$981,000.00. Ms. Conner-Halston motioned to approve a MIRIA Quick Response Grant to North Wales Water Authority in the amount of \$981,000.00. Mr. Panzer seconded. All were in favor and the motion passed unanimously.

The final grant request under consideration was for the Warminster Municipal Authority, and Mr. Burns confirmed that local effort of \$675,000.00 was posted, a MIRIA Grant of \$3,375,000.00 was submitted on total project costs of \$4,050,000.00. Funding is requested for caustic soda purchases necessitated by PFAS contamination, rebates to customers for the increased cost of water due to PFAS contamination, the purchase of a chlorine injection system at well 2 necessitated by PFAS contamination, the cost of new mains and house connections for homes

with PFAS contaminated private wells, and to fund design and construction of a PFAS remedial system for 2 of the authority's wells. Mr. DeRosa motioned to approve a MIRIA Quick Response Grant to the Warminster Municipal Authority in the amount of \$675,000.00. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the next agenda item sought approval to authorize staff to engage Indian Valley Appraisal Co. to provide valuation and appraisal services on a parcel for potential acquisition as identified and discussed at the September 1, 2023 Executive Session of the MIRIA Board. Mr. Stephens asked for the will of the board on the matter and Mr. Panzer motioned to approve and authorize MIRIA staff to engage Indian Valley Appraisal Co. to provide valuation and appraisal services on a parcel identified and discussed at a September 1, 2023 Executive Session of the MIRIA Board. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

The last item on the agenda was to authorize the solicitation of the bid on the Signalization at Easton Road (SR 0611) and W. Moreland Avenue. Mr. Burns confirmed that Horsham Township and MIRIA jointly are required to authorize the bid, and Horsham Township did so at their August 28, 2023 Council meeting. He requested the board's approval, and with it would expect the bid to be advertised starting September 15<sup>th</sup>, setting the calendar to award the project in early November. Mr. Panzer motioned to approve and authorize the solicitation of the bid for the Signalization at Easton Road (SR 0611) and W. Moreland Avenue. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked if there was any additional business. There was none. He noted the next meeting of the board would be on Friday, October 6, 2023 at 9:00 am here in the Horsham Township Building.

With no other business, Mr. Stephens adjourned the meeting at approximately 9:28 am.

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Thomas Panzer, Secretary